

**JULY 26, 2016 MINUTES  
REGULAR WHEATLAND CITY COUNCIL MEETING  
WHEATLAND COMMUNITY CENTER  
101 C STREET, WHEATLAND, CA  
6:00 – 6:25 P.M.**

**COUNCIL MEMBERS PRESENT:** R. Coe, J. Henderson, J. Pendergraph  
**ABESENT – L. McIntosh, R. West**

**OTHERS PRESENT**

G. Greeson, City Manager  
R. Miller, Administrative Services Director  
D. Schilling, City Engineer  
A. Wightman, Police Chief  
J. Waggershauser, Fire Chief

**PLEDGE OF ALLEGIANCE:**

Council member R. Coe led the pledge of allegiance.

**PUBLIC COMMENT**

None.

**CONSENT CALENDAR**

It was moved by council member R. Coe, seconded by J. Pendergraph to **approve the minutes from the regular City Council meeting on July 12, 2016.** Vote called – AYES: Coe, Pendergraph. ABSENT: L. McIntosh, R. West. ABSTAIN: J. Henderson. Motion carried.

**REGULAR CALENDAR**

1) Greg Greeson presented discussion of selection of a City representative for review and comment on the Draft Regional Homeless Plan. Yuba County’s CAO Robert Bendorf has reached out to the City to request a Council Member representative attend a meeting of elected officials and administrators/managers to review the draft Regional Homeless Plan (Yuba and Sutter counties) and discuss “next steps, such as possibly forming a regional board or JPA and bringing the plan before our respective councils/boards for consideration.” Once a representative from each of the jurisdictions is identified, Mr. Bendorf’s office will coordinate the meeting location, date and time. Council member Robert Coe was appointed to serve as the City representative to review and comment on the draft Regional Homeless Plan.

2) Greg Greeson presented discussion of election consolidation. Every municipal election year the Council adopts a resolution that requests the County to consolidate our election with the statewide election process in order to reduce costs. It was moved by Council member J. Henderson, seconded by R. Coe to approve **Resolution No. 16-16 Requesting Consolidation of City Election with the November 8, 2016 Statewide Election.** Vote called – AYES: All. Motion carried.

3) Rex Miller presented discussion of the negotiated salary ranges by classification for 2016-2017. Negotiations are conducted each year with each of the represented employee units and individually with unrepresented employees. The City Council must approve the salary ranges to be paid each year. For the FY 2016-2017, the negotiated increase to each of the represented units was a three (3%) percent COLA. This

increase is proposed to be effective July 4, 2016. The Cost of Living change published by the Department of Labor for All Urban Wage Earners in the San Francisco-Oakland-San Jose area from April, 2015 to April, 2016 was 2.7%. It was moved by Council member R. Coe, seconded by J. Henderson to **approve Resolution No. 17-16 Adopting the City's Pay Ranges for General Employees and Management Employees for Fiscal Year 2016/2017; Resolution No. 18-16 Adopting Wheatland Police Officer Association Pay Ranges and Pay Rates for Fiscal Year 2016/2017 and Resolution No. 19-16 Adopting the Wheatland Sergeant's Association Pay Ranges and Pay Rates for Fiscal Year 2016/2017.** Motion called – AYES: All. Motion carried.

4) Dane Schilling presented discussion of the unused road right-of-way on Wheatland Road near the High School for the Safe Routes to School Wheatland Road Project, Federal Project No. SRTS-5478(007). On April 12, 2016, the City Council adopted a resolution to authorize the City Manager to enter into a construction contract with S.T. Rhoades Construction, Inc. for two federally funded Safe Routes to School Projects. One of the projects involves the construction of a drainage ditch, asphalt sidewalk and drainage improvements along the S-curve on Wheatland Road near the westerly end of the Wheatland High School football field (“Triangle”). Three issues have arisen regarding the improvements to this area; city staff and citizens have commented that the new drainage ditch along the curve is too deep and too close to Wheatland Road; the triangular area beyond the new sidewalk has historically been to be an attractive nuisance to off-road activities and the triangular area has historically been used as an unofficial parking area for high school events, predominantly high school football games, Pop Warner football games and graduation ceremonies. City Staff (all departments except Planning) have reviewed the circumstances in-light of these concerns and provided input to the City Manager resulting in the following recommendations; install additional storm drain pipe along the roadway to eliminate the newly constructed ditch and install a barrier along the roadway curve to prevent off-road use and parking in the triangle area. The barrier would consist of wood posts and a cable plus bollards at each end of the curve in the new asphalt path. Any changes must be decided quickly if construction of the project is to continue and be substantially completed before school resumes. Any changes under this Safe Routes to School project would require the City Manager to negotiate and execute a contract change order with S.T. Rhodes construction. **Council directed staff to move forward with the drainage pipe and barrier for the unused road right-of-way on Wheatland Road.** Vote called – AYES: All. Motion carried.

## **PUBLIC HEARING**

1) Dane Schilling presented discussion of modifying an Ordinance of the City of Wheatland Regarding Flood Standards for Manufactured Homes. The purpose of this ordinance is to modify Wheatland Municipal Code Chapter 15.20.180 regarding floodplain management by modifying the requirements for the lowest floor elevation of manufactured homes. The proposed changes reduce the minimum elevation requirement of the floor from two feet above the Base Flood Elevation (BFE) to one foot above the BFE. This proposed modification is similar to action taken by the City in August of 2012, where the City adopted an ordinance which reduced the requirement for permanent structures from two feet to one foot above the BFE. The current 2-ft requirement was established many years ago before FEMA's most recent map updates were issued. At that time, staff applied conservative flood elevation criteria (using 2-feet instead of 1-foot) due to the uncertainties surrounding the impending FEMA map update and FEMA certification of the improvements being made to the Bear River levee. On February 18, 2011, new FEMA maps became effective for the Wheatland area. And on February 22, 2011, a Letter of Map Revision (LOMR) recognizing the flood protection provided by recent improvements to the Bear River levee became effective. Minor revisions are also proposed to make the current ordinance consistent with the California Model Floodplain Management Ordinance for Noncoastal Communities (December 2006) produced by the State Department of Water Resources. Other minor changes including grammar and word preference changes are proposed.

## **Public Comment**

None.

It was moved by Council member J. Henderson, seconded by R. Coe to **introduce by title and waive the first reading of an Ordinance Amending Title 15 of the Wheatland Municipal Code that modifies Chapter 15.20.180, Standards for Manufactured Homes, as it pertains to floodplain management.** Vote called – AYES: All. Motion carried.

**ADJOURN**

There being no further business, Mayor Jay Pendergraph adjourned the meeting at 6:25 p.m.

Minutes approved and adopted this 9<sup>th</sup> day of August, 2016.

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Jay Pendergraph, *Mayor*

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Lisa J. Thomason, *City Clerk*

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